

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE**

MARCH 14, 2007

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, March 14, 2007 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President	
Priscilla Bernardo-Drugge, Vice-President	
Betty Ann Christian, Secretary	
Tim Bailey	Minnie Bollar
Jeanne Etter	Dr. Ronald Homan
Scott Taylor	Judy Weis
Clark Morris	Jeff Richardson

Members Absent:

None

Staff Present:

Wayne Bennett, AICP, Growth Management, Planning Director
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design
Kimberly Williams, Assistant County Attorney
Quinette Durkin, Property Manager, Lake County Attorneys Office
Karen Ginsberg, Senior Planner, Planning & Community Design

Guests:

Commissioner Linda Stewart, Lake County Board of County Commissioners
Keith Schue, Local Planning Agency member
Peggy Belflower, Local Planning Agency member

G. Curtis Duffield, President called the meeting to order at 3:30 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

MOTION by Jeanne Etter, SECONDED by Betty Ann Christian to approve the February 13, 2007 minutes as presented.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter,
Taylor, Weiss, Richardson, Morris

ABSENT: Holman

AGAINST: None

MOTION PASSED: 10-1

President Duffield acknowledged the passing of Tommy Hight, a respected community member and former committee member. The committee observed a moment of silence in recognition of Mr. Hight's passing.

Commissioner Linda Stewart briefly addressed the committee and acknowledged their accomplishments.

Jeanne Etter read a letter she had drafted requesting the County consider their request to name the recently purchased park in east Lake County in Tommy Hight's honor.

MOTION by Scott Taylor, SECONDED by Minnie Bollar to formally request the Board of County Commissioners (BCC) to name the recently purchased east Lake County Park in Tommy Hight's honor.

Tim Bailey suggested referencing Tommy's military rank. Commissioner Stewart said she had initiated discussion on this issue with the County's Director of Parks. She noted that Tommy Hight would be recognized at a WWII memorial dedication ceremony. Betty Ann Christian said the East Lake Chamber had, also, contacted the County's parks director.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter,
Taylor, Weiss, Richardson, Morris

ABSENT: Holman

AGAINST: None

MOTION PASSED: 10-0

Dr. Holman arrived at 3:45 p.m.

LAND DEVELOPMENT REGULATIONS

Wayne Bennett, AICP, Planning & Community Design Director, discussed the development of Land Development Regulations (LDRs) based on the MPSPAC policies that have been submitted for inclusion in the 2025 Plan. President Duffield acknowledged the importance of obtaining input from the community and from staff in drafting their LDRs. Priscilla Drugge observed that the MPSPAC policies are based on community input. She discussed the importance of wording these regulations correctly.

Scott Taylor referenced Leslie Campione's offer to help draft LDRs and said he had brought maps to assist them in formulating their policies into regulations. President Duffield said the County Attorney's Office was concerned about a possible conflict of

interest regarding Ms. Campione's participation in drafting LDRs.

Mr. Bennett said the State requires LDRs to be revised within one year of the adoption of the 2025 Plan by the BCC. He suggested discussing the MPSPAC's ideas at the next meeting so staff has a better understanding of their expectations and goals. He said LDRs specific to this area could be a "stand alone document." Some members said they didn't believe their policies should apply county-wide.

In response to a question from Judy Weis, Mr. Bennett explained how development projects in process are handled when regulations change. Mr. Bennett said if the LDRs are a "stand alone" it might be possible to put them in place before the 2025 Plan. He suggested the MPSPAC might be interested in reviewing the draft of the County's new landscape regulations.

REVIEW OF MAPS

Mr. Taylor laid out the maps he had brought and the committee proceeded to review and discuss those maps. There was discussion regarding placing these maps on the County's website and the Assistant County Attorney reminded members not to discuss it with other members outside of these meetings. During review of the maps, several topics were discussed including the following: the amount of allowable commercial square footage, incompatible uses (such as concrete plants close to residential areas), location of heavy industrial uses, trucking companies/depots, pending Department of Transportation (DOT) plans for road widening, the amount of traffic generated by long distance versus local trucking businesses. There was a decision to revisit these issues.

Mr. Bennett said some of the policies may have to be "tweaked" and said some of the concerns discussed were LDR issues. He asked about having LDRs applicable to specific areas of the Main Street District.

There was discussion about focusing on specific issues, not losing sight of the bigger picture, reviewing their policies and focusing on their vision for the community. Jeff Richardson suggested the committee pursue their vision and worry less about locating specific uses. He said it was important codify the vision and to create a sense of place/character,

Mr. Bennett suggested dealing with use issues before design issues and having one vision implemented through one district.

There was discussion about meeting twice a month

OLD BUSINESS

Ms. Etter said that most of the FLUM inconsistencies were addressed at the last Local Planning Agency (LPA).

Peggy Belflower said she had a list of the map corrections that needed to be addressed.

There was brief discussion about Mr. Morris's list of possible future agenda items, the issue of quarterly public meetings and about bringing a list of uses to the next meeting.

PUBLIC COMMENT

Lou Fabrizio gave a brief report from the Executive Director of the East Lake County Chamber. He said she had met with the County's Park Director regarding a memorial garden in Tommy Hight's memory. And said the Chamber was focusing on widening the circulation of the chamber's newsletter "the Communicator."

Mr. Fabrizio explained that he will be applying for a rezoning soon. He said the total acreage he had available has increased to thirty acres, which gives them a "bigger canvas to draw on." He would like to meet with the MPSPAC because he would like to have their input and their support. President Duffield suggested he make a presentation at the next meeting during the public comment section of the meeting. Mr. Fabrizio said he would like to meet with each member and then meet with the committee. Mr. Bailey said he appreciated Mr. Fabrizio's effort to work within the guidelines of the MPSPAC.

Ms. Weis left the meeting early.

In response to a question from Ms. Belflower, the President explained that the County's website had been updated.

Mr. Schue discussed the scale of uses and how they related to the type of roads. He said any rezoning applications would have to be consistent with the current Comprehensive Plan.

Mr. Bailey addressed the viability of non-residential uses and the time horizon to consider sustainability.

MOTION by Jeanne Etter, SECONDED by Betty Ann Christian to adjourn the meeting at 5:42 p.m.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Holman, Taylor, Weiss, Richardson, Morris

ABSENT: Weis

AGAINST: None

MOTION PASSED: 10-0

Donna R. Bohrer
Public Hearing Coordinator

Betty Ann Christian
Secretary